



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 26, 2012

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Hearing To Vacate The Portion Of Ealand Place Most Severely Damaged By The Conejo Area Landslide

RECOMMENDATION: That Council:

- A. Hear all persons interested in or objecting to the proposed non-summary vacation and abandonment of the portion of Ealand Place most severely damaged by the Conejo area landslide; and
- B. Find that the subject portion of Ealand Place is not necessary for present or prospective public street purposes, and that it is in the public interest to vacate the subject portion of Ealand Place, and adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara, California, Ordering the Non-Summary Vacation and Abandonment of the Portion of Ealand Place Most Severely Damaged by the Conejo Area Landslide Within the City Limits of Said City, and Providing for the Recordation of This Resolution.

DISCUSSION:

On June 6, 2012, and on June 13, 2012, public notices titled "Notice of Non-Summary Vacation of a Public Street In the Vicinity of Ealand Place" (Notice) were caused to be published by the City Clerk of the City of Santa Barbara in the Montecito Journal, a daily newspaper of general circulation. On June 7, 2012, three copies of the Notice were posted conspicuously by City staff along Ealand Place. The Notice stated the City's intent to hold this public hearing in order to hear evidence of all interested parties pertaining to the proposed vacation of a portion of Ealand Place, which has been severely damaged by the ongoing Conejo area landslide. The portion of Ealand Place proposed to be vacated is shown on Attachment 1.

In 1931, the map of the Sycamore Terrace Tract depicted Ealand Place. At that time, Ealand Place was shown as a portion of Parcel A on said map, constituting roads originally "not offered for dedication nor dedicated for public use." The intended non-public roads within the area are now known as Ealand Place, a portion of Conejo Road, and a portion of Sherman Road. The current owner of the lands underlying the roadway area shown as Parcel A on the Sycamore Terrace Tract map is not known.

In 1939, a public road easement was granted to the City for the use of Conejo Road within the area. Subsequently, on February 24, 1955, Council Resolution No. 2737 adopted "Official Map No. 1955-1 of Undedicated Streets in the City of Santa Barbara", which asserted rights by the City to maintain many undedicated streets then in use by the general public within the City, including Ealand Place.

During the past few decades, the very unstable slopes within the Conejo Landslide Area have caused extensive damage to water, sewer, and roadway improvements, including the affected portion of the Ealand Place Cul-de-Sac. In 1984, a landslide mass was clearly identified within the Sycamore Vista Track, which includes the subject area of Ealand Place. Subsequently, the City Council adopted revisions to the Municipal Code to further control development within the identified landslide, Slide Mass C. At the same time the City set up a survey network to monitor the movements of the landslide. After the record rainfall of 1998, the landslide again moved significantly, causing the abandonment of several building sites within the landslide mass, including some sites on Ealand Place. Last spring, in 2011, the landslide mass again moved significantly. Consequently, it is no longer feasible to repair, maintain, and use the most damaged portion of Ealand Place as a public street (see Attachment 2). It is therefore recommended to vacate the City's interest within the portion of Ealand Place, shown on Attachment 1, in order to reduce traffic flow and reduce the potential for vehicle damage and possible injuries within the damaged area.

If the City's interest in the damaged portion of Ealand Place is vacated, the occupants and owners of lots along that portion of the road will still be entitled to use the vacated street as their private property for necessary ingress and egress. There are six parcels located within the cul de sac of Ealand Place that will be affected by the abandonment. These parcels are identified as 17, 21, 22, 27, and 29 Ealand Place, and a parcel with no site address which is identified as APN 019-061-032 (see Attachment 3). Presently, 22 Ealand Place is the only existing single family residence within the cul de sac itself. No residence has ever been constructed on APN 019-061-032. The five parcels off of the end of Ealand Place are vacant, and of those five parcels, three parcels (21, 27 and 29 Ealand Place) are now owned by a non-profit open space conservancy known as the Conejo Landslide Open Space Demonstration Garden, Inc. The City assisted the involved property owners in forming this nonprofit open space area in the late 1990s and this allowed the owners to receive compensation for their parcels in return for a permanent covenant dedicating the parcels as open space. No current building permit applications have been submitted by the owner(s) of APN 019-061-032 or 17 Ealand Place.

Environmental review has been done to evaluate the proposed vacation of the damaged portion of Ealand Place. The proposed vacation is Categorically Exempt under CEQA.

The various franchise utility companies that provide utility services to customers within the City have been notified about the proposed vacation of the damaged portion of Ealand Place. Based on responses received, the resolution proposed to describe and

vacate the portion of Ealand Place contains specific reservation of rights for the continuing use and maintenance of any necessary franchise utilities by their respective owners.

BUDGET/FINANCIAL INFORMATION:

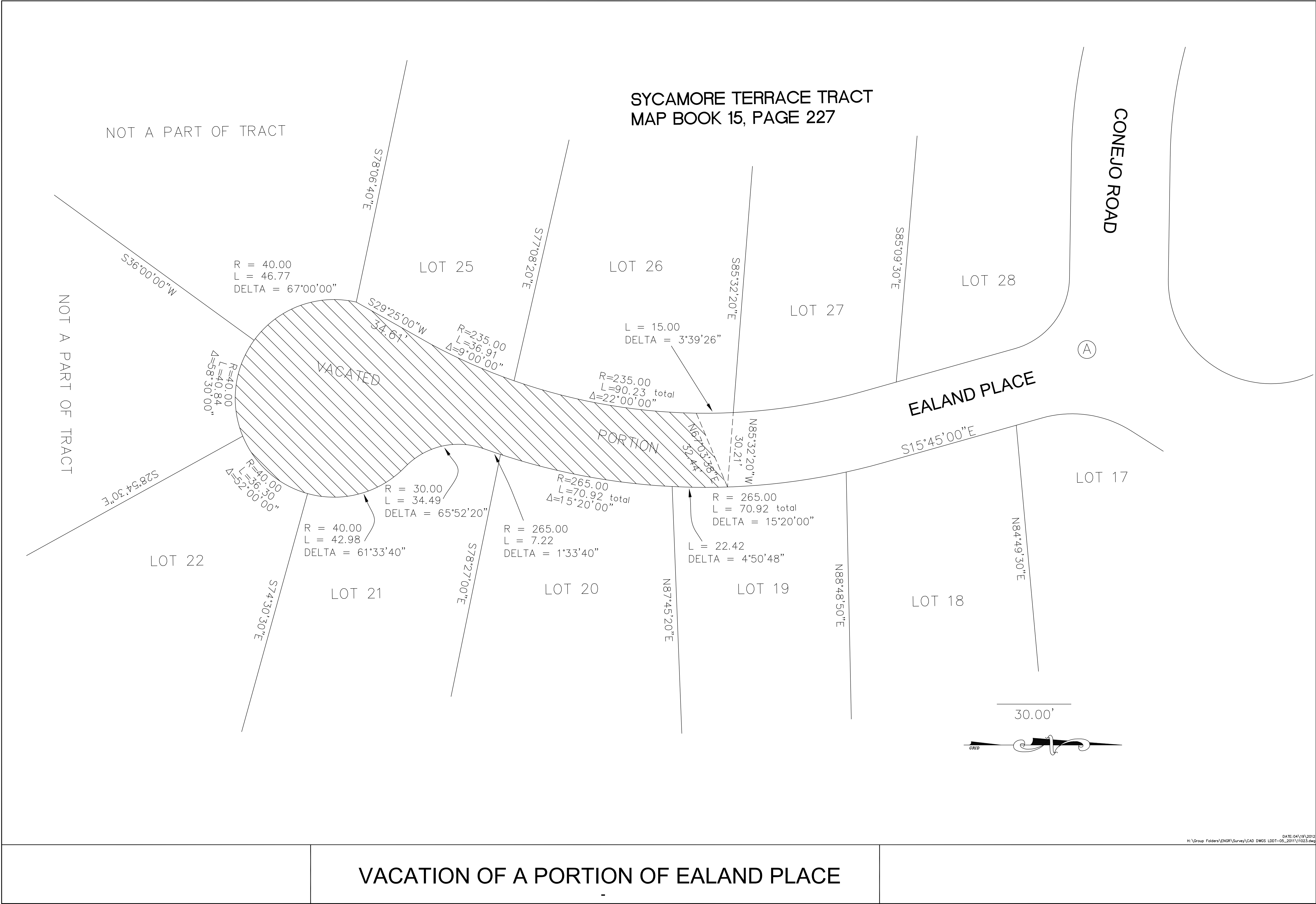
The portion of Ealand Place proposed to be vacated is within the area commonly referred to as Slide Mass C of the Conejo Area Landslide. This area is experiencing frequent earth movement that is not expected to stop in the foreseeable future. Damage to the roadway is very visible. Survey measurements and buried instruments continue to document surface and subsurface movements. The costs of any attempt to partially rehabilitate the damaged portion of Ealand Place may exceed \$325,000. Such remedial work is expected to be temporary. The ground is anticipated to continue to subside. The City is moving forward with what is expected to be a temporary repair of the adjacent Conejo Road, which is a connector road between the Las Alturas Road neighborhood and Sycamore Canyon Road. As part of the Engineering design process, the City completed a conceptual design and cost estimate for long-term rehabilitation of Ealand Place, which is estimated to be in the range of \$3.5 to \$4.5 Million.

ATTACHMENT(S): 1. Site Map - Vacation of a Portion of Ealand Place
2. Ealand Place Photos
3. Ealand Place Abandonment

PREPARED BY: Pat Kelly, Assistant Public Works Director/City Engineer/DI/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



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Facing south on Ealand Place



Storm drain inlet on downhill side of cul-de-sac



Alternate view of storm drain inlet on downhill side of cul-de-sac



Sewer manhole

Survey point has moved 12.5 feet horizontally and dropped 5.5 feet vertically since 1998. Over 4' of the horizontal movement and nearly 2' of the vertical movement have occurred since June 2010.

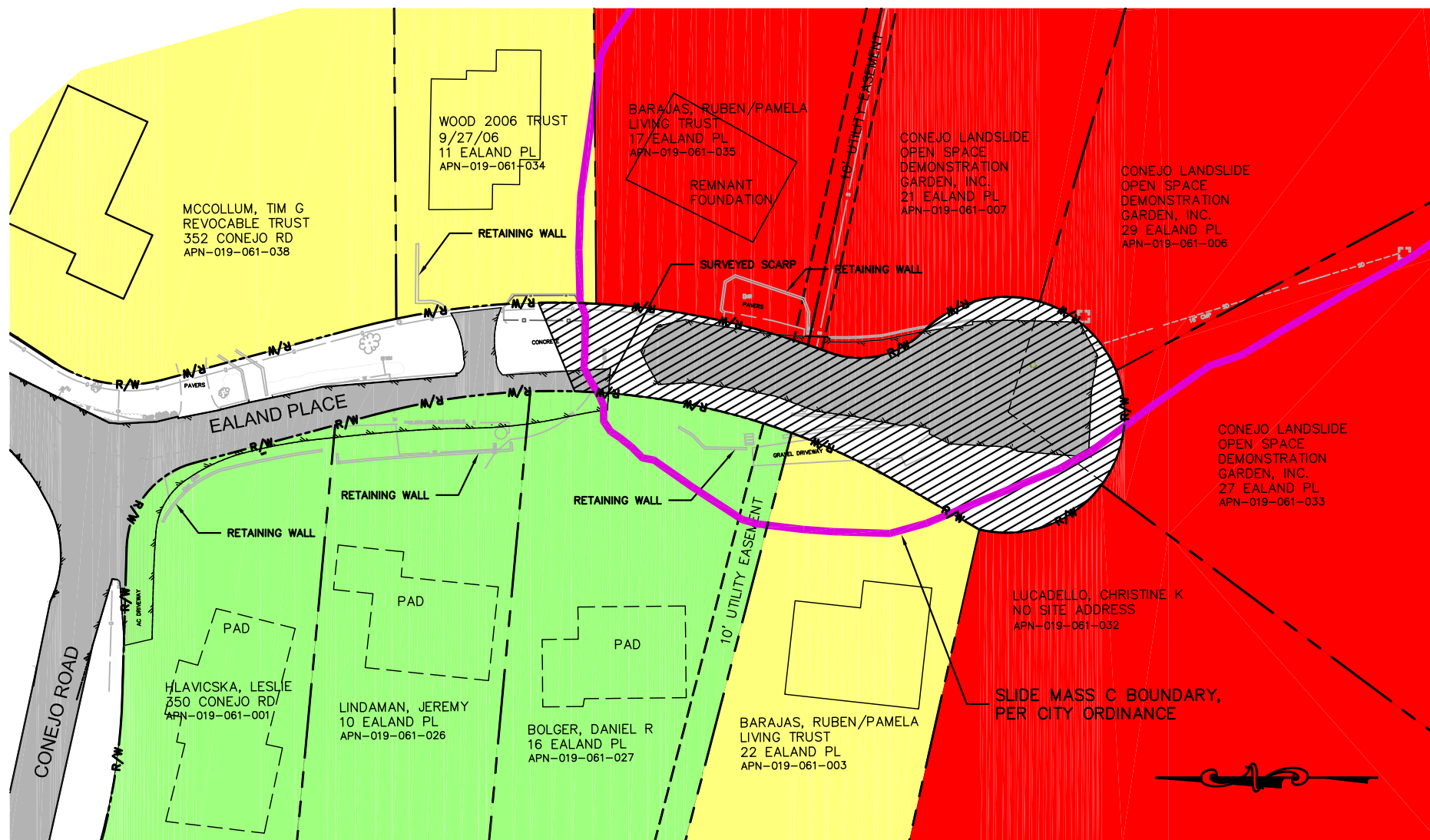


April 2012
Facing south on Ealand Place

April 2012
Facing south on Ealand Place;
view of scarp



August 2011
Facing south on Ealand Place;
view of scarp



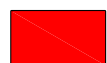
Proposed Abandonment Limits



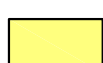
In plan check



Asphalt Pavement



No existing structure



Existing structure

NOT TO SCALE



Ealand Place Abandonment

City of Santa Barbara

Drawn By:
AS

Date:
June 2012

Attachment 3



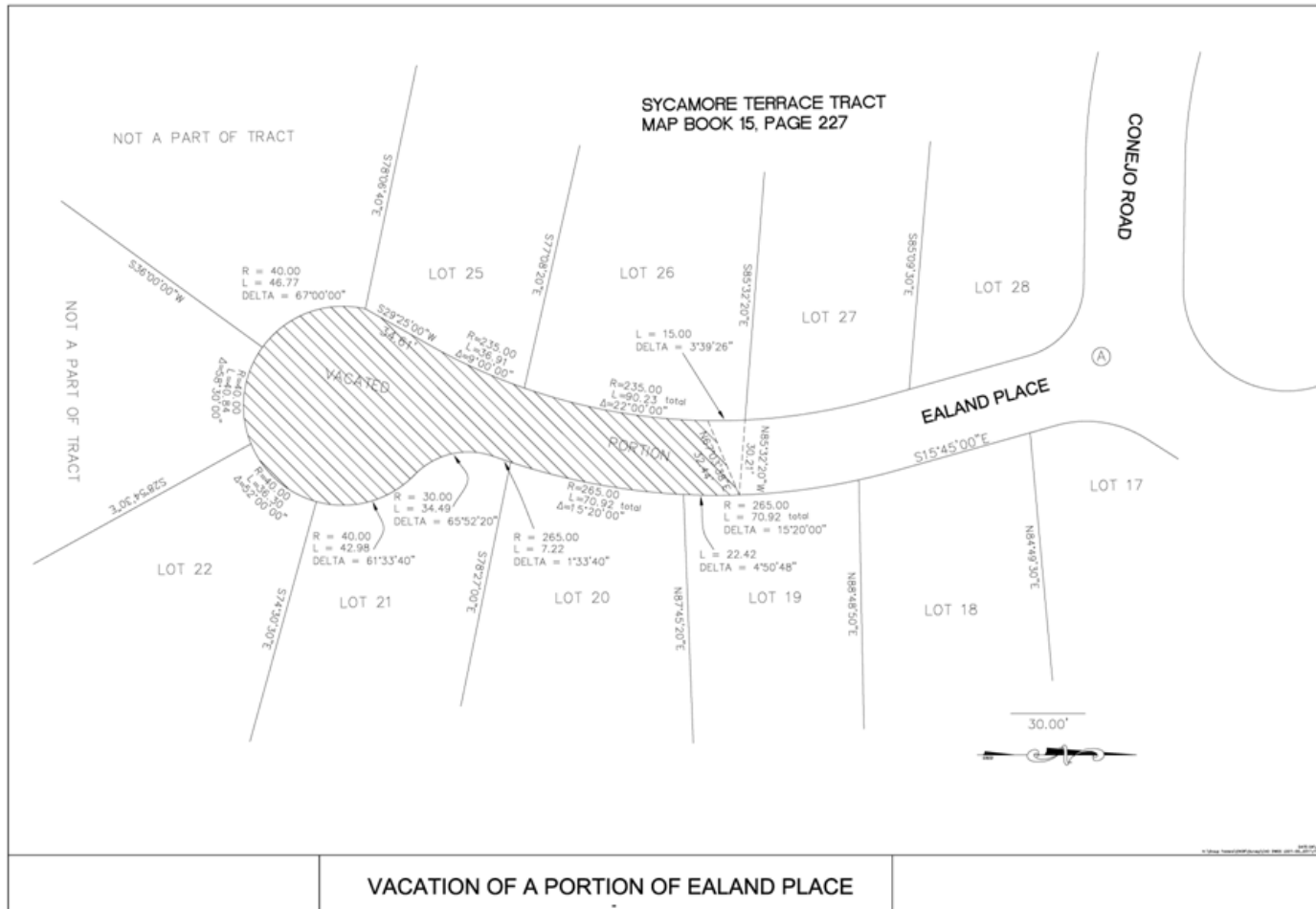
Hearing to Vacate – Ealand Place



Hearing To Vacate The Portion Of Ealand Place
Most Severely Damaged By Conejo Area Landslide
June 26, 2012



ATTACHMENT 1





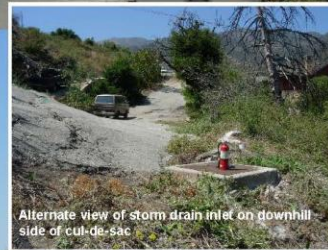
Attachment 2



Facing south on Ealand Place



Storm drain inlet on downhill side of cul-de-sac



Alternate view of storm drain inlet on downhill side of cul-de-sac



Sewer manhole

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*Photos on this page taken June 2012



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April 2012
Facing south on Ealand Place

April 2012
Facing south on Ealand Place;
view of scarp



August 2011
Facing south on Ealand Place;
view of scarp

